

**ENTRANCE HALL** Stairs to first floor, radiator, doors to kitchen area.

**KITCHEN** 10' 2" x 5' 10" (3.1m x 1.78m) With double glazed window to front. Range of fully fitted wall and base units, drawers under, granite worksurface over and tiled splash back. Sink unit and mixer tap, built-in oven, hob and extractor hood, integrated dishwasher, plumbing and space for washing machine and space for fridge/freezer. Radiator, cupboard housing wall mounted combi gas boiler. Open plan to lounge/diner and door to entrance hall.

**LOUNGE/DINER** 12' 10" x 12' 2" (3.91m x 3.71m) Double glazed window to rear and French doors to garden, radiator.

**FIRST FLOOR LANDING** Obscured double glazed window to side, cupboard with shelving and stairs to second floor.

**BEDROOM TWO** 13' 3" x 10' 2" (4.04m x 3.1m) narrowing to 6'4" Two double glazed windows to front, radiator.

**OFFICE/NURSERY** 9' 11" x 5' 7" (3.02m x 1.7m) Double glazed window to rear, radiator.

**FAMILY BATHROOM** Obscured double glazed window to rear, wc, hand basin, bath with chrome shower fitting over and tiled splash back, extractor fan, chrome heated towel rail.

**SECOND FLOOR MASTER BEDROOM** 17' 5" x 8' 6" (5.31m x 2.59m) Velux window to front and Juliette balcony to rear. Loft access to storage area, inset spotlights to ceiling, radiator, doors to ensuite shower room.

**ENSUITE SHOWER ROOM** Obscured double glazed window to rear, wc, hand basin, tiled shower cubicle with chrome fitting, chrome heated towel rail, extractor fan, inset spotlights to ceiling.



**PARKING AND GARDENS** To the front of the property is a block paved driveway providing off road parking for two vehicles. Gated side access leads to rear garden with paved area used as a bin store leading to the rear garden which is landscaped and enclosed by fencing with an attractive circular patio and well stock borders surrounding, box hedging and path leading to the rear of the garden with a pergola.



**LOCATION AND FACILITIES** Swavesey itself has a diverse community with many families opting for its location, due to the successful Primary School and Outstanding Ofsted rated Village College.

There is a convenience store with Post Office and a thatched village shop situated in an historic market square, as well as various churches, a coffee shop and a public house serving a wide range of real ales. On the green sits an attractive pavilion, used by the community.



Swavesey is also fortunate to have the wonderful RSPB nature reserve with miles of walks along the river and leading to Fen Drayton lakes.

With the completion of expansion to the A14, residents now benefit from better flowing traffic and additional local byroads. The stop for the guided bus is located close to the nature reserve, parallel to the track is a cycle path which is popular for runners and walkers.



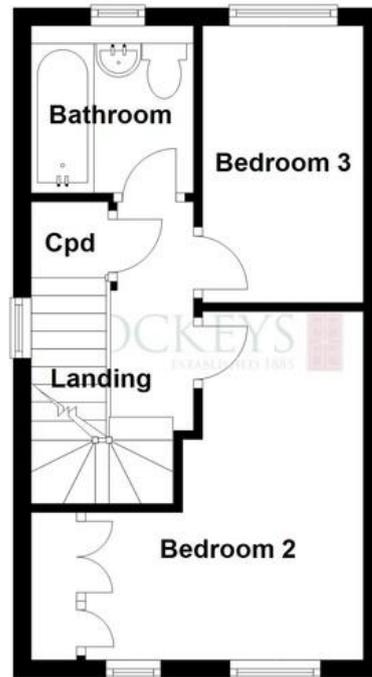
## Ground Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



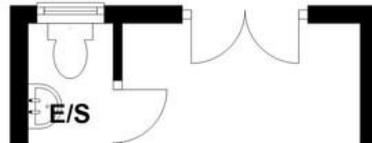
## First Floor

Approx. 26.2 sq. metres (282.0 sq. feet)



## Second Floor

Approx. 19.4 sq. metres (209.1 sq. feet)



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59 Whitegate Close, Swavesey,  
Cambridge, CB24 4TT

£280,000 Freehold

A well presented, modern home situated within a sought after development a short walk to the many amenities offered within this popular village.

The property comprises a recently refitted, open plan kitchen and living/dining room, with French door leading to the pretty garden.

The first floor comprises a double bedroom with built in wardrobes, a single third bedroom/study and family bathroom.

The second floor is open plan and includes a Juliette balcony, velux window and en suite shower room.



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